

**THE COMMITTEE ON LAND USE AND HOUSING
OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO**

**ACTIONS FOR
WEDNESDAY, JANUARY 19, 2005, AT 2:00 P.M.**

**COUNCIL COMMITTEE ROOM (12TH FLOOR), CITY ADMINISTRATION
BUILDING
202 C STREET, SAN DIEGO, CALIFORNIA**

For information, contact Chris Cameron, Council Committee Consultant
202 C Street, 3rd Floor, San Diego, CA 92101
Email: cmcameron@sandiego.gov
619-533-3920

COUNCIL COMMENT:

ACTION: None received.

NON-AGENDA PUBLIC COMMENT:

ACTION: None received.

ADOPTION AGENDA

ITEM-1: Report from the City Manager on the CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) SIGNIFICANCE THRESHOLDS.

(See CMR 04-240; Donald Cohen's January 19, 2005, memo)

ACTION: Motion by Councilmember Atkins to approve the staff
recommendation and direct the City Manager to add an analysis of public safety
response times and the adequacy of neighborhood park & recreation and library
services to the permitting process for development projects and include in reports
to decision makers.

VOTE: 3-2; Peters-yea, Atkins-yea, Young-nay, Frye-nay, Inzunza-yea

ITEM-2: Report from the City Manager regarding SINGLE ROOM OCCUPANCY (SRO)
HOTEL REGULATIONS.

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(See CMR 05-014; Deputy Mayor Zucchet's January 19, 2005 memo; Compact Living Unit (CLU) matrix)

ACTION: Motion by Councilmember Atkins, second by Councilmember Inzunza to approve the City Manager's recommendation with the following changes: 1) Eliminate the threshold concept, exemption and waiver provisions so that replacement requirements are always in effect; 2) Change the size restriction for Compact Living Unit (CLU)/Living Units (LUs) to be 70-295 sq. ft.; 3) Revise downtown parking requirement as follows: .5 spaces/unit for market rate, .2 spaces/unit for 60% Area Median Income (AMI) and 0 spaces/unit if 40% AMI.

The Land Use and Housing Committee also directed the City Manager to undertake the following as future actions: 1) Expand CLU development to the coastal zone and neighborhood commercial zones citywide and bring this proposal back to the Land Use & Housing Committee following environmental review; 2) Work with Centre City Development Corporation (CCDC) to create a specific program targeting older Single Room Occupancy (SROs) for rehabilitation; 3) Continue to work with stakeholders to develop additional incentives specifically geared to increase production of \$300 - \$500 per month SROs, including monetary incentives such as relief from Development Impact Fees (DIF) and affordable expedite fees.

The Land Use and Housing Committee made the following requests of CCDC: 1) Expand zones where CLU/LUs can be built downtown as part of the downtown community plan update; 2) Include an adequate subsidy to create additional downtown SROs in their proposed FY 2006 budget.

VOTE: 4-1; Peters-nay, Atkins-yea, Young-yea, Frye-yea, Inzunza-yea

ITEM-3: Report from the Housing Commission regarding UNIVERSITY CANYON PLAN FOR RE-USE.

(See Housing Commission Report HCR-04-081)

ACTION: Motion by Councilmember Frye to continue this item so that the proposal can be presented to the Community Planning Group and brought back to the Land Use and Housing Committee promptly.

VOTE: 4-0; Peters-yea, Atkins-yea, Young-yea, Frye-yea, Inzunza-not

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present

Scott Peters
Chair